



OFFICE OF THE PURCHASING AGENT

TOWN OF ARLINGTON
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Arlington, MA 02476

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DATE: February 21, 2017

TO ALL BIDDERS

BID NO. 17-01

SUBJECT: Whittemore-Robbins Carriage House Rehabilitation

ADDENDUM NO. 2

TO WHOM IT MAY CONCERN:

With reference to the bid request relative to the above subject, please note the following:

SEE ATTACHED

All other terms, conditions and specifications remain unchanged.

Very truly yours,

Town of Arlington

Domenic R. Lanzillotti
Purchasing Officer



**SULLIVAN
BUCKINGHAM
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WHITTEMORE-ROBBINS CARRIAGE HOUSE REHABILITATION
670R Massachusetts Avenue | Arlington, Massachusetts
For the
Town Of Arlington, Massachusetts
Department Of Health And Human Services

Addendum No. 2

21 February 2017

The attention of the Bidders submitting proposals for the above project is called to the following Addendum to the Specifications and Plans. The items set forth herein, whether of omission, addition, substitution, or clarification, shall be included in and form a part of the proposal submitted and shall become part of the Contract.

I. SPECIFICATION CHANGES

ITEM NO. S1:

a. DIVISION 00 – BIDDING AND CONTRACT REQUIREMENTS:

1. INVITATION TO BID #17-01: In the first paragraph, the bid due date and time has been changed from “11:00 AM on Wednesday, 22 February 2017” to “11:00 AM on Wednesday, 1 March 2017”.

ITEM NO. S2;

a. DIVISION 02 – EXISTING CONDITIONS

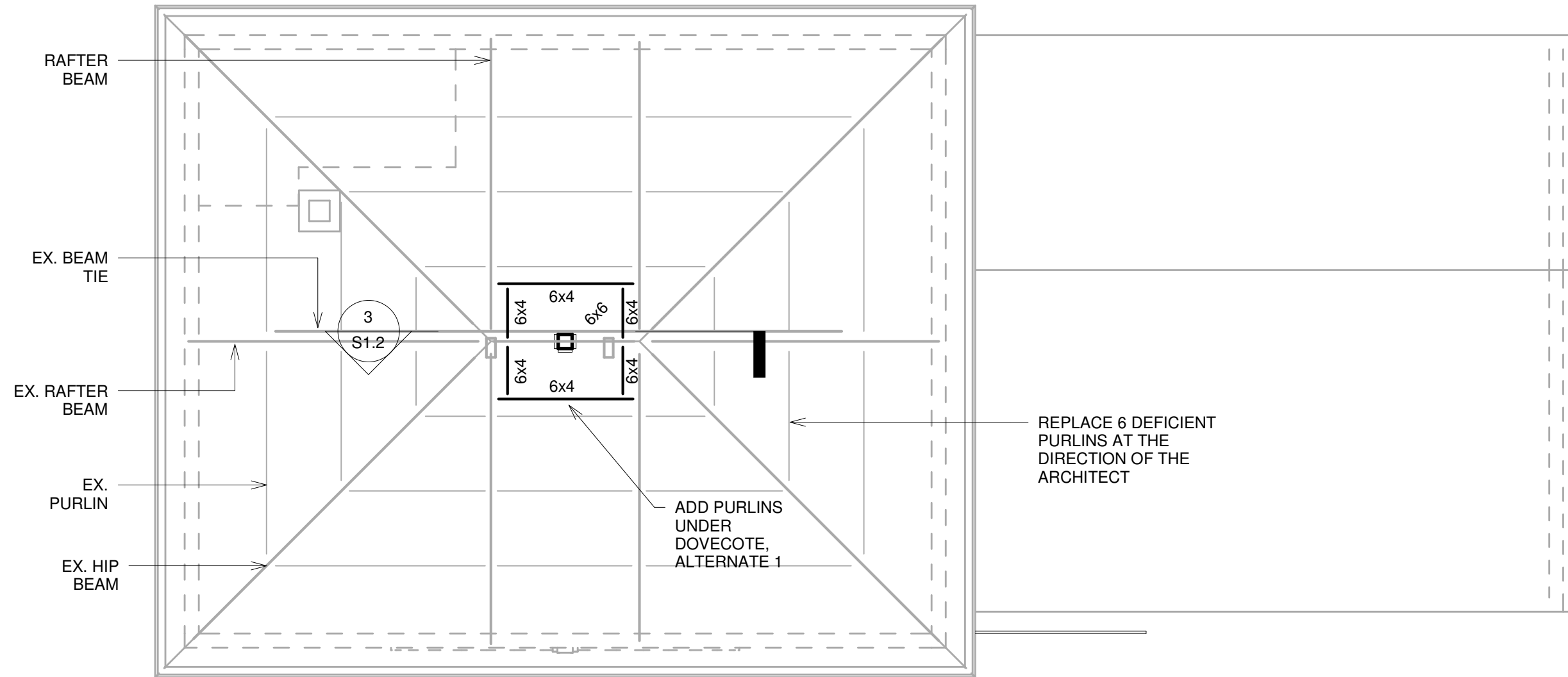
1. SECTION 02 41 19 – SELECTIVE DEMOLITION: Add following sub-paragraphs to paragraph 1.3,B:
 - “4. Existing abandoned cast iron piping at Southwest corner of basement ceiling area will be removed by Owner, N.I.C.
 5. Existing abandoned cast iron boiler in basement, adjacent to abandoned brick chimney will be relocated to another part of the basement away from the Work area by Owner, N.I.C.”

II. DRAWING CHANGES

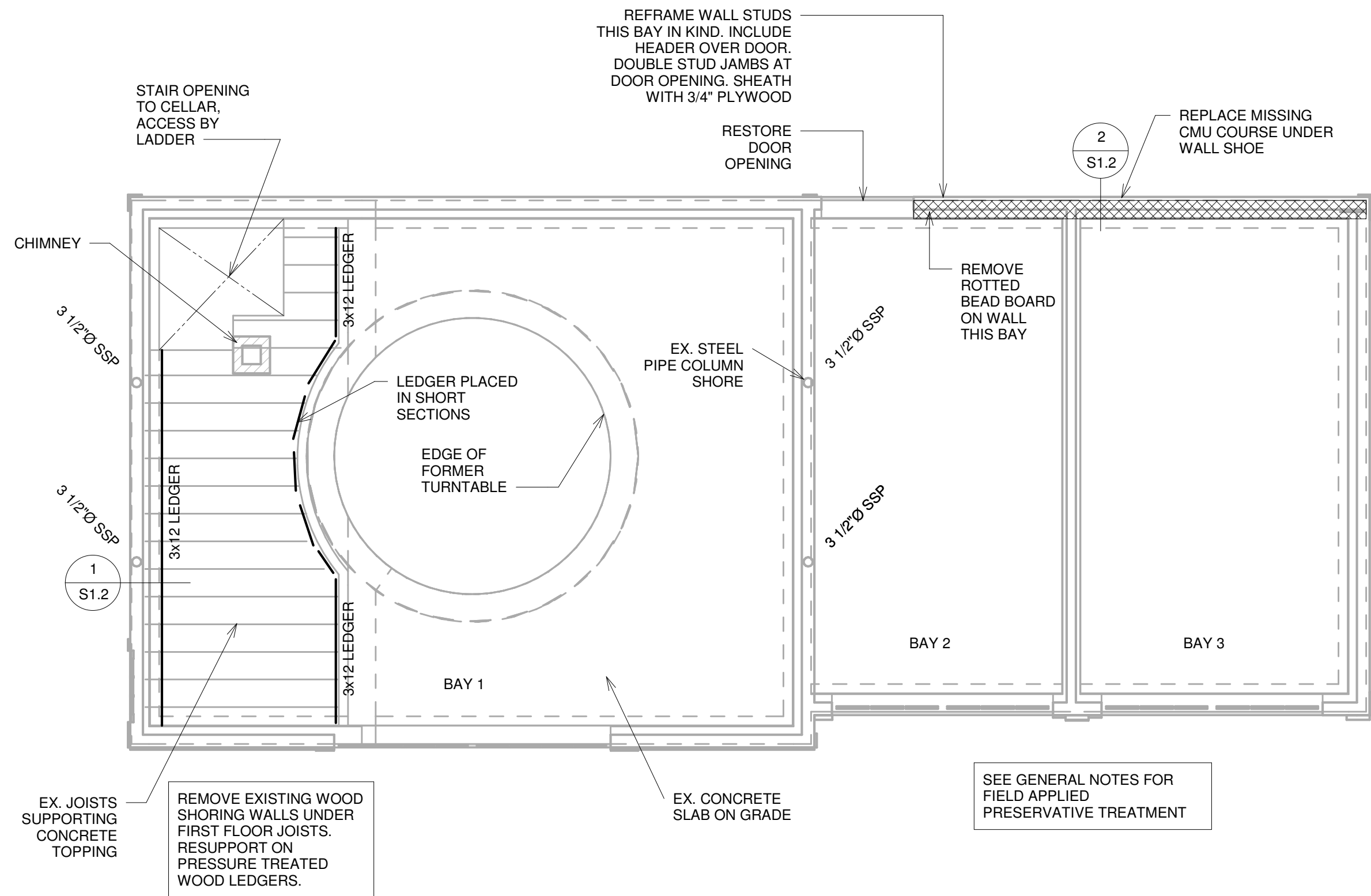
ITEM NO. D1:

- a. Structural Drawing Nos. S1.1 – “Foundation, First, Second, and Roof Framing Plans” and S1.2 – “General Notes and Details”, both dated 01/17/2017 have been revised and are issued with this Addenda.

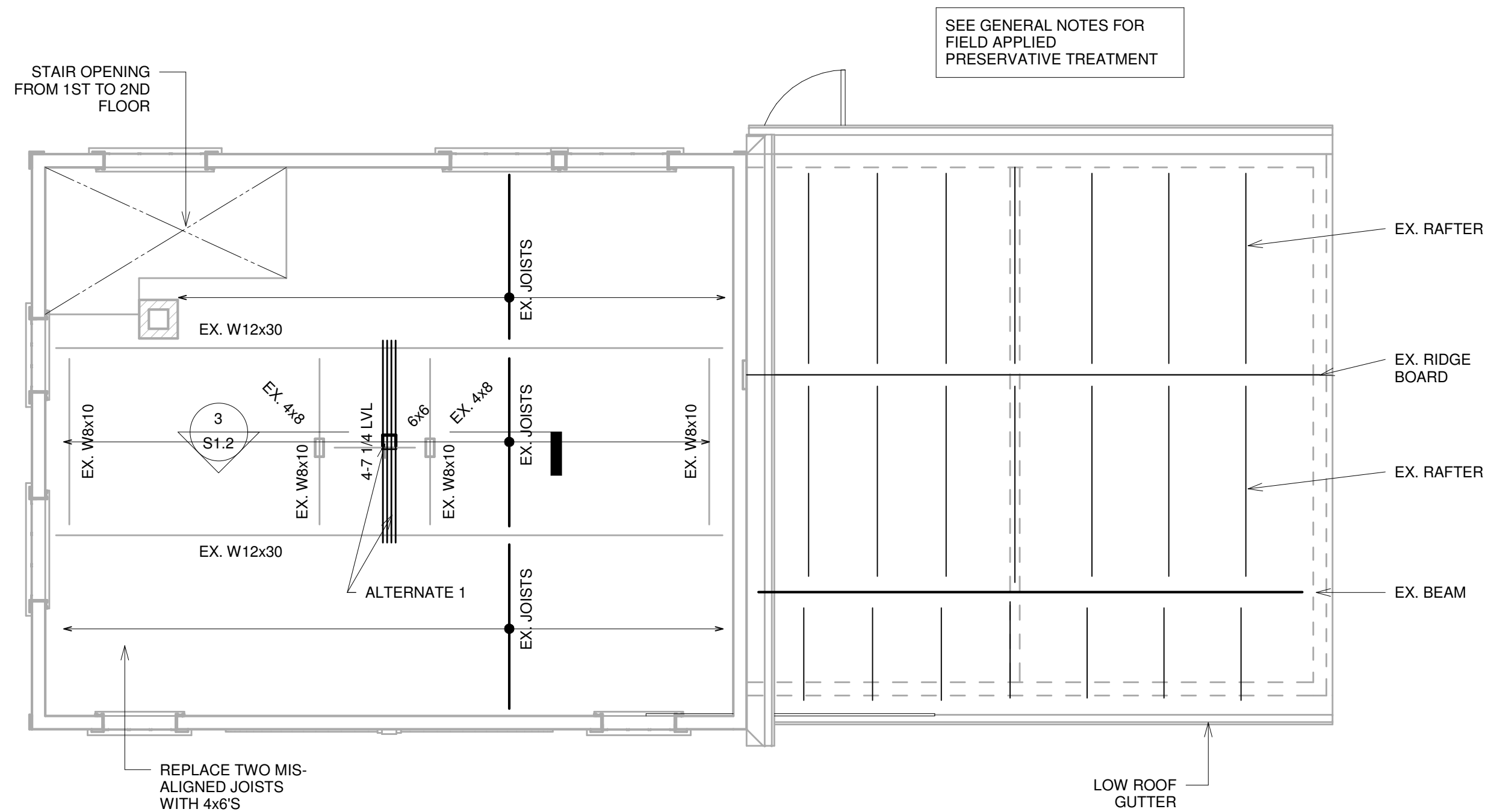
End of Addendum No. 2



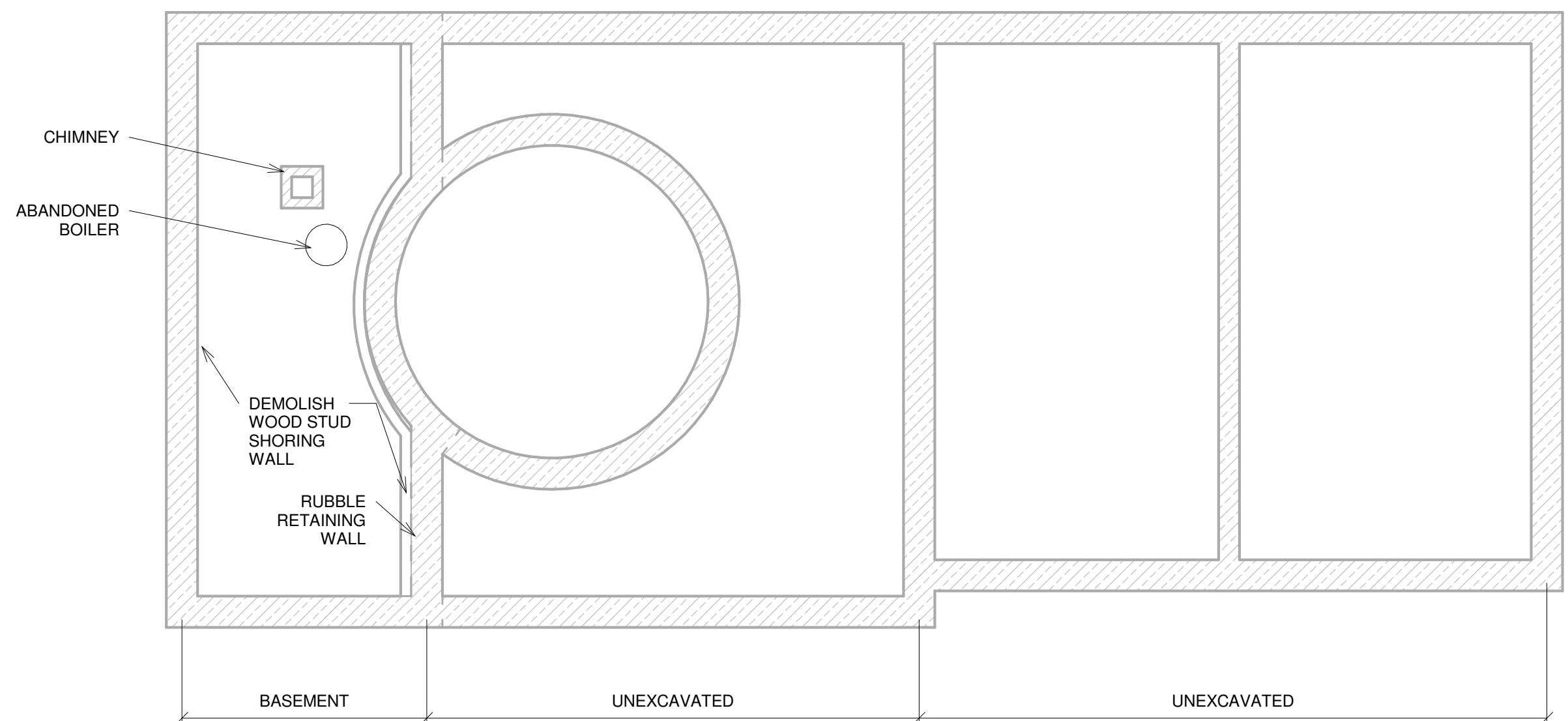
① Roof
1/4" = 1'-0"



③ 1st Floor
1/4" = 1'-0"



② 2nd Floor
1/4" = 1'-0"



④ Basement
1/4" = 1'-0"

01100 - GENERAL REQUIREMENTS

- Drawing notes and specifications apply generally to all the work unless more specific information is shown elsewhere on the drawings or written in the specifications. In the event of conflicting instructions, the Architect shall determine what controls.
- Conform to The Massachusetts State Building Code, Eighth Edition and any amendments adopted by the local governing authority.
- Refer to the project manual for general contract requirements and specifications.
- Coordinate work with that shown on the architectural and approved shop drawings.
- Grades and plan dimensions for existing work are approximate and for planning reference only. Contractor shall take field measurements of existing conditions, review discrepancies with the architect, and build to approved work points.
- Coordinate dimensions shown on the contract drawings with fabrication drawings and field conditions and report any inconsistencies to the Architect before proceeding with work.
- Review, approve, and stamp shop drawing and product literature submittals to the Architect for review and approval.
- The structural design is based on the interaction of all the parts of the completed building. The Contractor shall solely bear the risk for providing adequate stability and safety of the structure during construction.
- Details shown on drawings are to be considered typical for all similar conditions.
- Submit for approval shop drawings, manufacturer's product literature, test reports, and certifications electronically in Adobe Acrobat format.

01200 - ALTERNATES

The following alternates if accepted are part of the work:

Alt 1 Restoration of mast and birdhouse.

01300 - DESIGN LOADS

- Occupancy Category (IBC2009-1604.5) II
- In addition to self-weight and fixed service equipment, the structure is designed to carry the following.

Floor Live Loads
Utility and light Storage 40 psf

Chapter 34 Requirements
Meets Repair Work
Area Method of compliance.

02250 - DEMOLITION, SHORING AND UNDERPINNING WORK

- Before proceeding with demolition, survey and evaluate the area to ensure that the structure is not damaged beyond the demolition work. Remove demolition debris promptly from the building.
- Shore and brace floors, roofs, piers, and walls during demolition and maintain until the new structural work is completed and tied to the existing building. Do not overload existing floors with construction debris. The Contractor is responsible for the design of shoring and bracing. Where shoring and bracing situations are deemed more complicated than ordinary by the Contractor, Architect, or Engineer, the Contractor shall employ a licensed engineer registered in Massachusetts to prepare competent bracing designs.

01542 - CONSTRUCTION SCAFFOLDING & PLATFORMS

- Standards. Design scaffolding and all its components including support steel in accordance with ASCE Standard ASCE 37-02. Materials shall meet governing trade specifications. Comply with OSHA standards. This is a system intended for temporary use.
- Loads. In addition to material dead loads and equipment weight, the scaffolding shall carry the following service loads:
 - Work Platforms (live): 25 psf
 - Cover Levels (snow): 30 psf
 - Wind: $F=qz G C_f A_f$
 - $P=qz G C_f$: 25 psf
 - Safety Factor: 4For all materials, adjust allowable stresses or ultimate strengths to the above safety factor.
- Construction Needs. The design shows a scaffold arrangement presumed to meet the needs of contractor operations. The contractor shall review this arrangement and submit any proposed changes to the Engineer of Record (EOR) for approval.
- Site Protection. The contractor shall provide for public safety and building protection during erection, construction operations use, and removal of the scaffolding system. Provide nets to capture any falling tools or materials.
- Stairs. Provide stairs to access the full height of the scaffolding. Provide ladders within the scaffolding as needed to connect two adjacent levels.
- Storm Protection. Make the scaffolding completely secure when erected. When weather forecasts predict an approaching storm, the contractors shall survey the scaffolding and resecure components.
- Removal. Upon completion of the work and acceptance of the Owner, remove the scaffolding system in its entirety.

02421 - CUTTING AND PATCHING FINISHES

- Where access through finishes to access structural work, neatly remove existing finishes to the extent necessary to access the work shown.
- Upon acceptance of structural work, neatly patch finishes. Refer to architectural drawings and specifications for finish requirements.

04220 - CONCRETE BLOCK MASONRY

- Conform to ACI 530-02, Building Code Requirements for Masonry Structures and ACI 530.1, Specifications for Masonry Structures.
- Construct walls with 8" or thicker concrete masonry units having a minimum compressive strength of 2000 psi that meets with ASTM C90.
- Use Type S high strength mortar that meets ASTM C270.
- Provide coarse grout having a 28-day compressive strength of 3000 psi that meets with ASTM C476.
- Conform to ACI grouting procedures for time, confinement, grout pour height, grout lift heights, and consolidation.

06100 - ROUGH CARPENTRY

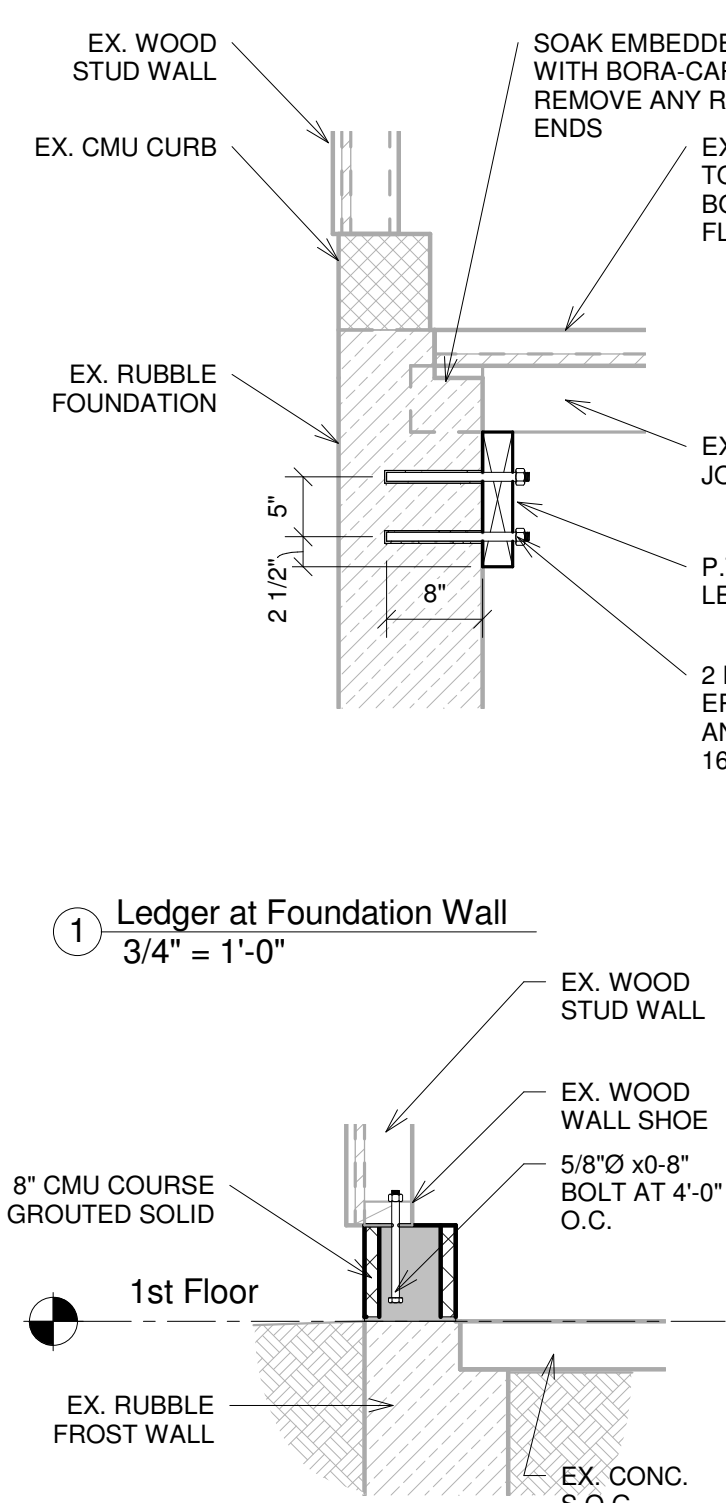
- Comply with the latest edition of the AFPA *National Design Specification for Wood Construction*, 1997 and the American Institute of Timber Construction *Timber Construction Manual*, fourth edition.
- Sound lumber removed in the demolition from other parts of the building may be reused providing surface defects, holes or notches do not affect its strength or serviceability.
- Provide new lumber and plywood with grade which indicates species, mill number, moisture content when surfaced, and grade or stress rating stamps from the associations having jurisdiction.
- Provide 5/8" APA Structural 1 rated plywood sheathing, C-C grade with exterior glue (Exposure 1), Group 1 Species, C grade with Exposure 1 glue on inner plies on exterior walls, roofs, designated interior walls, and bracing diaphragms.
- Refer to the IBC Table 2304.9.1 Fastening Schedule for nailing not shown on the drawings.
- Where indicated, provide manufactured steel connectors such as those made by Simpson Strong-Tie. Refer to manufacture's published literature for recommended fasteners. Provide all fasteners to achieve maximum rated loadings. All connectors shall be either galvanized finish (G90 standard) or stainless steel (Types 304 and 316) unless noted otherwise.
- Wall construction:
 - Wall studs and columns shall span continuously from floor to floor, floor to roof, and in general from horizontal diaphragm support to diaphragm support. Studs and columns shall be free of notches, holes, and other cuts unless shown on the drawings. Wall studs and posts that overhang a point of support shall be continuous at that support.
 - Grade: Provide Hem-Fir No. 2 grade kiln-dried studs with maximum moisture content of 15% at time of dressing.
 - Frame interior walls with 2" x 4" at 16" and exterior walls with 2" x 6" at 16" for heights under 10'-0".
 - Provide solid wall bridging spaced at 4'-0" o.c. vertically.
 - Vertically align studs and openings in bearing walls unless special framing is provided.
 - Provide double studs and an additional jack stud to support lintels on each side of openings between 16" to 48" wide. Provide 3 - 2" x 8" headers for spans up to 4'-0" and 3-2"x10" up to 6'-0".
 - Form corners with a minimum of three studs spiked together.
 - Fabricate built-up posts as follows: 2-2x4's fastened with one row of staggered 10d nails @ 6"; 3-2x4 fastened with one row of staggered 30d nails @ 8"; and 3-2x6 fastened with two rows of 30d nails.
- Floor and roof construction:
 - Grade: Provide Hem-Fir No. 2 or better lumber for joists and rafters surfaced dry with maximum moisture content of 19% at time of dressing.
 - Notches in joists shall not exceed 1/6 the joist depth and shall not in the middle third of the span. Bored holes shall not be within 2" of joist edges and not exceed 1/3 the depth of the joist.
- Reframing:
 - Rerail subflooring before installing new plywood underlayment.
 - At decayed joists ends, enlarge brick pockets, install new joist along existing, and remove decayed portions.
 - Report any rotted, notched, split, or otherwise defective timber framing or decking to the Engineer, who may then require them to be repaired, replaced, or reinforced.

06150 - DRYWOOD TERMITE CONTROL

- Field apply Bora-care, a patented liquid formulation to protect structural wood from attacking wood destroying organisms, to the underside of all first floor framing, all areas within three feet of replaced rotted wood framing, and all wood in contact with masonry.
- Basements and crawl spaces may be treated by applying one (1) coat of diluted BORA-CARE® solution to the point of wetness to all infested and susceptible wood surfaces including sill plates, piers, girders, subfloors, floor joists and any wood exposed to vertical access from the soil. On wood where access is limited to one (1) or two (2) sides of wood members such as sills and plates on foundation walls, apply two (2) coats of diluted BORA-CARE. Wait at least 20 minutes between applications. Apply at a rate of approximately one (1) gallon of diluted BORA-CARE per 200 square feet of floor area (400 square feet of wood surface area).
- The underside of wood flooring can be treated by spray, brush, or roller application. It will be necessary to remove any existing finish prior to application. Apply a two (2) parts water to one (1) part BORA-CARE (2:1) solution at a rate of approximately one (1) gallon of diluted solution per 500 square feet of floor surface. For treating infestations of subterranean or Formosan termites, two (2) coats may be required, waiting at least one (1) hour between applications. Allow floor to completely dry (typically 48 to 72 hours).
- For treating voids, wall studs and wood members not accessible by conventional application methods, spray or mist solution into voids and channels in damaged and suspected infested wood and/or through small holes drilled into walls and baseboard areas. Holes should be spaced no more than 24" apart along each member to be treated and at least one (1) hole must be drilled between each wall stud when treating base plates. Use sufficient amount of material to cover all areas to the point of wetness.

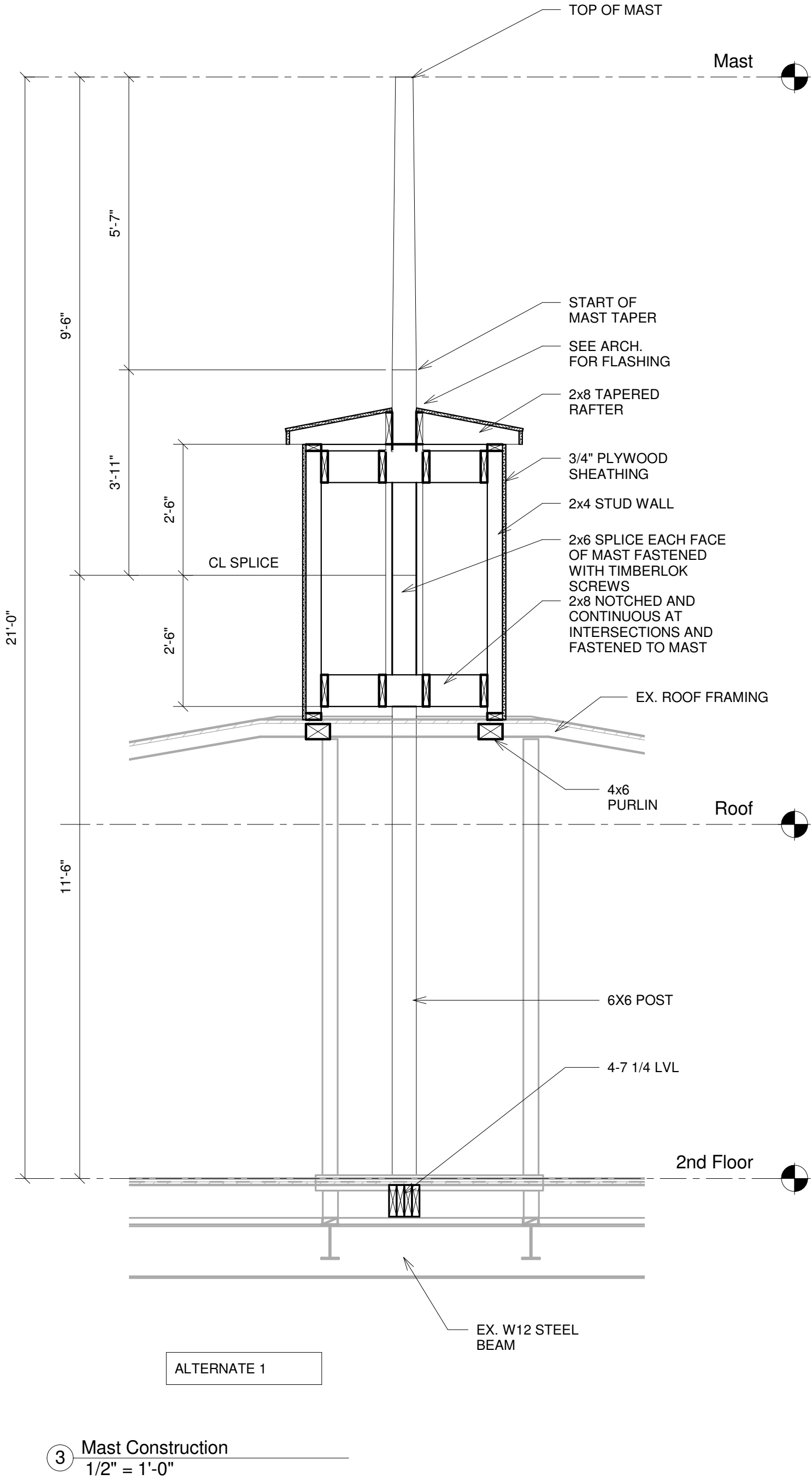
06170 - ENGINEERED STRUCTURAL WOOD

- Provide Laminated Veneer Lumber (LVL) and Parallel Strand Lumber (PSL) made under processes approved by the National Research Board. Comply with the American Institute of Timber Construction *Timber Construction Manual*, fourth edition, for the design, fabrication, and construction of engineered structural wood.
- Provide LVL lumber having the following grade and design values: Grade = 1.9E; Flexural stress (Fb) = 2,600 psi; Modulus of Elasticity (E) = 1,900,000 psi; Shear Modulus of Elasticity (G) = 118,750 psi; and Horizontal shear stress (Fv) = 285 psi.
- Nail each layer of multiple LVL members together with 3-16d nails per foot.
- Provide joist hangers and connections for all members designed for engineered wood sizes.



① Ledger at Foundation Wall
3/4" = 1'-0"

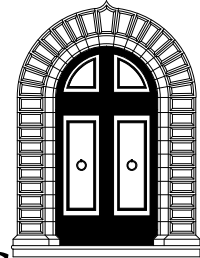
② Brick Sill Course
3/4" = 1'-0"



③ Mast Construction
1/2" = 1'-0"

ALTERNATE 1

ARCHITECTS:



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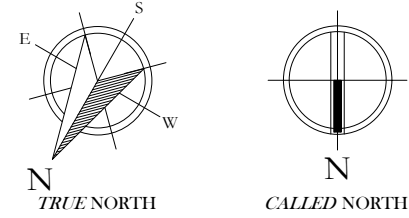


Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476-4906

PROJECT:

WHITEMORE-ROBBINS
CARRIAGE HOUSE
REHABILITATION
670R Massachusetts Avenue
Arlington, MA 02476-5003

KEY:



REVISIONS:

DATE	DESCRIPTION

SEALS:

ISSUE DATE:

01/17/2017

SHEET:

DRAWN BY:
AHM

S1.2

TITLE:

General Notes and
Details